

Survey Number CARR-1562

Approximate date of construction: circa 1850

Geiman House (Westminster, MD)

Private Access

## Capsule Summary Sheet

### Description:

The Geiman House is a frame vernacular farm house built between 1830-1850 as the main residence of an 133 acre farm outside Westminster. The two story, side gabled structure has a rectangular central mass with an intersecting gabled rear section containing a second story balcony. Historic features include a seamed tin roof and two brick chimneys, one centrally located at the intersection of the gables and one exterior end chimney on the north facade. Substantial twentieth century modifications include aluminum siding, a massive concrete block addition in the rear, and changes to the fenestration. The house today occupies 2.593 acres sandwiched between Kalten Acres, a subdivision, and other contemporary residential development. It faces Littlestown Pike (MD 97), directly across from a frame tenant house built as part of the original Geiman parcel.

### Significance:

The Geiman house contributes to an understanding of changing architectural styles and agricultural trends within the landscape of rural Carroll County. Its significance exists on several different levels. Historically and culturally, the property's continued relationship to the frame tenant house (circa 1870) and the Colonial Revival house and dairy buildings that developed on the land sold by the Geimans east of the road expresses the evolution of the area in general, and the historic parcel in particular, from larger nineteenth century farmstead to smaller livestock-intensive farms and eventually to contemporary residential use. Architecturally, the house is a good example of a typical local vernacular farm house, although its integrity has been compromised by twentieth century modifications and encroaching development. In addition, the discovery of a National Register eligible archeological site consisting of an early 19<sup>th</sup> century architectural feature that may be slave quarters or a summer kitchen renders the property significant for information potential.

## MARYLAND HISTORICAL TRUST

Eligibility Recommended \_\_\_\_\_

Eligibility Not Recommended XX

Comments: ALTHOUGH EACH PORTION OF THE GEIMAN PROPERTY  
CONTAINS INTERESTING HISTORICAL FEATURES, THE HOUSE DOES  
NOT RETAIN SUFFICIENT INTEGRITY TO CONVEY ITS HISTORY.

Reviewer, OPS: A. J. Swader

Date: 10/5/98

Reviewer, NR Program: B. Kuntz

Date: 12/14/98

*gms*

# Maryland Historical Trust State Historic Sites Inventory Form

Survey No. CARR 1562

Magi No.

DOE \_\_yes \_\_no

## 1. Name (indicate preferred name)

historic Geiman House

and/or common Shelton House

## 2. Location

street & number 1520 Littlestown Pike (MD 97) \_\_ not for publication

city, town Westminster ☒ vicinity of congressional district

state MD county Carroll

## 3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<input type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

## 4. Owner of Property (give names and mailing addresses of all owners)

name Joseph N. and Billie Jean Shelton

street & number 1520 Littlestown Pike (MD 97) telephone no.:

city, town Westminster state and zip code MD 21157

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Circuit Court for Carroll County liber

street & number 55 North Court Street (Room G 8) folio

city, town Westminster state MD

## 6. Representation in Existing Historical Surveys

title N/A

date \_\_ federal \_\_ state \_\_ county \_\_ local

pository for survey records

city, town state

## 7. Description

Survey No. CARR 1562

### Condition

☐ excellent

☒ good

☐ fair

☐ deteriorated

☐ ruins

☐ unexposed

### Check one

☐ unaltered

☒ altered

### Check one

☐ original site

☐ moved

date of move

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

SEE CONTINUATION SHEET ATTACHED

## 8. Significance

Survey No. CARR 1562

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates c. 1890 - 1850 Builder/Architect unknown

check: Applicable Criteria: ☐ A ☐ B ☒ C ☐ D  
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☐ local

Prepare both a summary paragraph of significance and a general statement of history and support.

SEE CONTINUATION SHEET ATTACHED

## 9. Major Bibliographical References

Survey No. CARR 1562

See Continuation Sheet Attached

## 10. Geographical Data

Acreage of nominated property 2.6Quadrangle name WestminsterQuadrangle scale 1"=2000'

UTM References do NOT complete UTM references

A 

Zone	Easting			Northing					

B 

Zone	Easting			Northing					

C 

--	--	--	--	--	--	--	--	--	--

D 

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E 

--	--	--	--	--	--	--	--	--	--

F 

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G 

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H 

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### Verbal boundary description and justification

Plat map 31, grid 19, parcel 241; described as 2.593 acres on the west side of Littlestown Road south of Mt. Pleasant. See attached tax map for boundaries.

### List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

## 11. Form Prepared By

name/title Jill Dowlingorganization State Highway Administration date May 30, 1997street & number 707 N. Calvert Street telephone (410) 545 8559city or town Baltimore state MD

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
Shaw House  
21 State Circle  
Annapolis, Maryland 21401  
(301) 269-2438

MARYLAND HISTORICAL TRUST  
DHCP/DHCD  
100 COMMUNITY PLACE  
CROWNSVILLE, MD 21032-2023  
514-7600

PS-2746

## 7. Description

The Geiman House is a simple, two story, frame, vernacular "L" plan structure that dates from the early to mid-nineteenth century. The house consists of a side gabled central mass with a two story intersecting gabled rear section expanded in the twentieth century through several generations of significant alterations. Once the main house for a hundred thirty three acre farm, the property today consists of less than three acres and is surrounded by contemporary residential development, including a modern subdivision. The building sits distinctively close to the road historically known as Littlestown Pike, today MD 97. It faces a frame house that served as a tenant house for the historic parcel before all property east of the road was sold in the early twentieth century. A side driveway approaches the house from south on 97, curving down a slight grade to the garage addition, and continuing in a small circle back up toward the road. The parcel, today only 2.593 acres, is characterized by typical residential landscaping including mature trees, terraces, and shrubs.

The east facade of the house expresses three bays of 6 over 6 double-hung windows, with the front door centered beneath the southernmost bay, slightly offset from the other two. The door is framed by pilasters and a pediment ornamented with an eagle. First floor windows are larger than those upstairs. The rectangular massing is accentuated by the side gabled roof and black shutters contrasting with white aluminum siding. The house has no porch, and is notable for its proximity to the road, as it is set back less than ten feet behind a wood rail fence at the northeast corner. The seamed tin roof is another distinguishing feature of the structure.

The north facade faces a substantial side yard that extends all the way to Kasten Road. This yard is enclosed by a chain link fence and contains several mature trees and shrubs. The central mass of the original house is distinguished by a large, red brick exterior end chimney directly centered between windows on both levels. The intersecting rear addition contains a contemporary bay window, with a door at the northwest corner.

The west facade is obscured by a substantial concrete block addition containing a flat-roofed open-air porch with a two car garage below grade. The facade behind is asymmetrical, containing a second story window centered beneath the gable of the addition, with another window to the south. The roof line kicks out slightly above this window, creating the effect of a very wide saltbox roof as viewed from the side. A smaller interior chimney is located where the gable of the addition intersects with the roof of the main house.

The south facade of the main block of the house is identical to the north but as there is no chimney, a small double hung attic level window is visible in the gable. The addition is set back on this side, containing a second story balcony with a screened in porch and door below. The roof of the addition is also sheathed in seamed tin, and expresses a visible change in plane where it kicks out to cover the balcony and porch below. Further west, the open air porch adjoins the addition.

## 8. Significance Summary and Statement

The Geiman house helps to illustrate the historical and cultural evolution of the Carroll county area from larger nineteenth century family farmsteads to smaller, livestock-intensive agriculture, and eventually to contemporary residential development. Architecturally, the main house represents a good example of typical early to mid-nineteenth century vernacular regional architectural style, although it has been significantly altered in the twentieth century. It conveys its historicity due to minimization of changes to the main facade and the survival of some historic details, such as a seamed tin roof. In addition, it maintains its relationship to an extant frame tenant house (c. 1870) directly across Littlestown Turnpike road, historically part of the Abraham Geiman farm, although sold in the early twentieth century.

The Geiman House is located on Littlestown Turnpike (MD 97), north of Westminster in Carroll County, Maryland. Carroll County is part of the state's Piedmont region, consisting of 456 square miles located in north central Maryland between Frederick and Baltimore counties. Originally a part of Frederick County, the first settlers in this area were English immigrants arriving around 1723, soon followed by Scottish, Irish, and German settlers. Sources assert that they were drawn by religious toleration, but appreciated the natural resources of the area, including rich soil and characteristically beautiful topography. Agriculture has historically been the region's main orientation.

Carroll County became established in 1837. The local population more than doubled between 1840 and 1930. Roads played a critical role in related local development, as the area contained no major rivers and experienced no significant impact from railroad expansion.

Although agriculture consistently supported the local community, the nature of farming changed as the county population grew. In 1860, an average Carroll County farm contained 135.4 acres. During the next 70 years, agricultural statistics reported that more than 90 percent of the county land was devoted to farming. Early on, cultivation focused on grain; specifically corn, wheat, oats, and rye. After the Civil War, two trends in farming emerged. The overall number of farmers increased while the average acreage per farm decreased to 103.4 acres. This trend persisted over the next 60 years. During the same period, the amount of livestock in the county gradually rose. This rise was caused in part by a proliferation of dairy operations, which peaked between 1910-1920. In 1877, there were at least ten local dairies supplying Cold Spring Dairy Company and miscellaneous creameries and ice cream companies. The number of milk cows in the county reached a peak of 20,809 in 1920.

Carroll County became the first county to have an organized farm bureau in Maryland in 1938. Today, agribusiness is the area's leading industry, generating 180 million dollars per year. According to the League of Women Voters, however, few new

Carroll County citizens are farmers, and the rapid residential development in the area threatens the local historic agricultural legacy.

The Geiman house is located just north of Westminster, a city noted for its historic architecture. Studies of the city's building stock identify some issues relevant in considering the surveyed property. The earliest Westminster houses resemble outlying historic farm houses. Historians have asserted that the "Same individuals often built identical homes in the country and in the city at the same time." (*Weeks*, p. 3) This relationship of architectural influence between outlying rural development and urban houses has yet to be fully explored, but the same styles of vernacular frame structures can be seen on local farms as well as on city streets.

Weeks also identifies a trend potentially relevant to the Geiman house and associated tenant house. He suggests the presence of German vernacular influence on early Carroll County residences by correlating the plain, neat, compact houses with their 3-room plans, side gables, off-center front doors, opposing rear doors, and, most persuasively, their central chimneys. Both the Geiman house and the tenant house across the road express these characteristics.

The Geiman property today consists of a single parcel containing 2.593 acres of land. This represents a small portion of a much larger estate originally extending both east and west of Littlestown Pike and containing parts of three historic subdivisions: Brown's Venture (sometimes referred to as Brown's Vexation), Ben's Fancy, and Stevenson's Conclusion.

The land became a single parcel sometime before 1837, under the ownership of John A. and Ellen Byers. In 1837 Byers was taxed on 130 acres with a log house, barn, and three slaves. Following the death of John in 1842 and Ellen in 1857, the property passed to David Geiman, a Burgess of the Bank of Westminster in the 1830s.

The Geiman family were early Carroll County residents, with family members serving as directors for the local bank, as magistrates, and Justice of the Peace. The attached surveyor's plat dating circa 1860 shows the parcel containing the Geiman house west of Littlestown Turnpike Road, and the irregularly shaped parcel extending east of the road. The entire parcel as surveyed at the time included 133 acres, the average size of a Carroll County farm during the period.

In June of 1866, David Geiman sold a 129  $\frac{3}{4}$  acre portion of this parcel to his son Abraham I. Geiman for \$7,000. The missing 3  $\frac{1}{4}$  acres seems to include a rectangular parcel west of Littlestown Turnpike Road used as a shoe shop by Fred Byers in 1877. Abraham Geiman resided at the surveyed house, and by 1877 a second structure across Littlestown Turnpike Road appeared on the atlas, in the corner of the property created by the road leading east. In 1884, David Geiman sold Abraham two additional contiguous



tracts totaling 23 ½ acres. By the time of Abraham Geiman's death in 1910, there is record of income of \$36 per year from a tenant house, likely the structure across the road that exists today on the Bixler property. (v 33, p 527)

A historic photograph published in the Carroll County Times depicts the Geiman farm in 1898. Notably, a hipped roof porch covers spans the facade, supported by wood posts. In addition, the ell wing extending west of the structure has a two story porch with decorative balustrades. A rear chimney, six over six windows, and functioning shutters are also discernible in the photograph.

In October of 1911, Wesley M. Geiman, executor of Abraham's will, sold 136 acres, 38 square perches to Charles Starner and his wife Mollie for \$13,566.25 (v 118, p 101). The following day, the property was deeded to Wesley Geiman. (v 118, p101). In October of 1914, Wesley Geiman sold a parcel of 29 acres, 3 roods, and 23 square perches, located on Littlestown Pike. The deed specifies that this was a part of the land he purchased in 1911. The title was conveyed to Sterling and Alta Bixler for "\$10 and other considerations." (v 125 p 312). While not specified in the deed, oral histories confirm that this property included the tenant house and other land east of the road.

The Geiman house today, when considered in relation to the Bixler farm, helps to express the evolution of residential and agricultural development in Carroll County between the nineteenth and twentieth centuries. The Bixler farm contains a collection of residential and agricultural structures, including the original Geiman tenant house; an early twentieth century Colonial Revival residence; and frame agricultural buildings associated with the dairy farm the Bixlers established in the early twentieth century on their portion of the original Geiman property. The tenant house, sitting directly across Littlestown Pike from the Geiman house, is typical of the vernacular frame farm houses of the region in the mid to late nineteenth century. This house shares features with the early Carroll County, German-influenced vernacular structures described by Weeks, such as an off-center door, plain countenance, and most importantly, a central fireplace.

Although both the tenant house and the original Abraham Geiman house across the road have experienced substantial alteration, they maintain a spatial relationship that conveys their historical association. The twentieth century addition of the Bixler Colonial Revival house and attendant frame farm buildings demonstrates the evolution of the area, as historically large farms were subdivided into smaller parcels as the number of farms overall increased in the early twentieth century. In addition, relatives of the Geiman's and the Bixler's still maintain the historic properties.

Residential development has infringed significantly upon the west side of Littlestown Turnpike, with the Kalten Acres subdivision adjoining the Geiman parcel and contemporary houses encroaching on all sides of the parcel. The Geiman house faces the

well-traveled MD 97, but the prospect beyond remains undeveloped and populated only by the tenant house and newer Bixler Colonial Revival residence.

While the Geiman house helps to represent the evolution of local architectural styles when considered in relation to the Bixler farm, the architectural alterations and disruption of its setting would compromise its eligibility for listing in the National Register of Historic Places under Criterion C. Although the house maintains integrity of location and general feeling through proximity to the more intact parcel across the street, the structure by itself has lost much of its ability to convey its historic importance. The integrity of the building's design and materials have been undermined through substantial additions and modifications. The Geiman house has lost integrity of setting and association through its reduction in size to less than three acres, and the encroachment of the newer subdivision and contemporary residences to the south and west.

The discovery of a National Register eligible archeological site representing an early to mid 19<sup>th</sup> century architectural feature related to the property adds a dimension of significance that overrides the compromised architectural integrity by intensifying the property's importance under Criterion A, and adding significance under Criterion D. Based on this, the Geiman house would be eligible for the National Register of Historic Places.

## 9. Major Bibliographical References

### I. Secondary Sources:

**Abstracts of Carroll County Newspapers 1831-1846.** Westminster: Family Line Publications, 1988.

Graybeal, Jay. **Carroll County and the Great Way for Civilization.** Westminster: Historical Society of Carroll County, 1993.

***Know Your County.*** Pamphlet produced by League of Women Voters of Carroll County, 1982. (Available at Enoch Pratt Free Library, Baltimore)

Lake, Griffing, and Stevensen: **Atlas of Carroll County 1877.** Westminster: Historical Society of Carroll County, 1993.

Sheehan, Mary Bostwick. **The Pioneers of the Early Days of Westminster.** Baltimore: Carroll County Historical Society, 1924.

Warner, Nancy. **Carroll County, Maryland.** Westminster: Hadden Craftsmen Inc., 1976.

Weeks, Christopher. **The Building of Westminster in Maryland.** *Second Edition.* Annapolis: Fishergate Publishing Company, 1979.

### II. Primary Research:

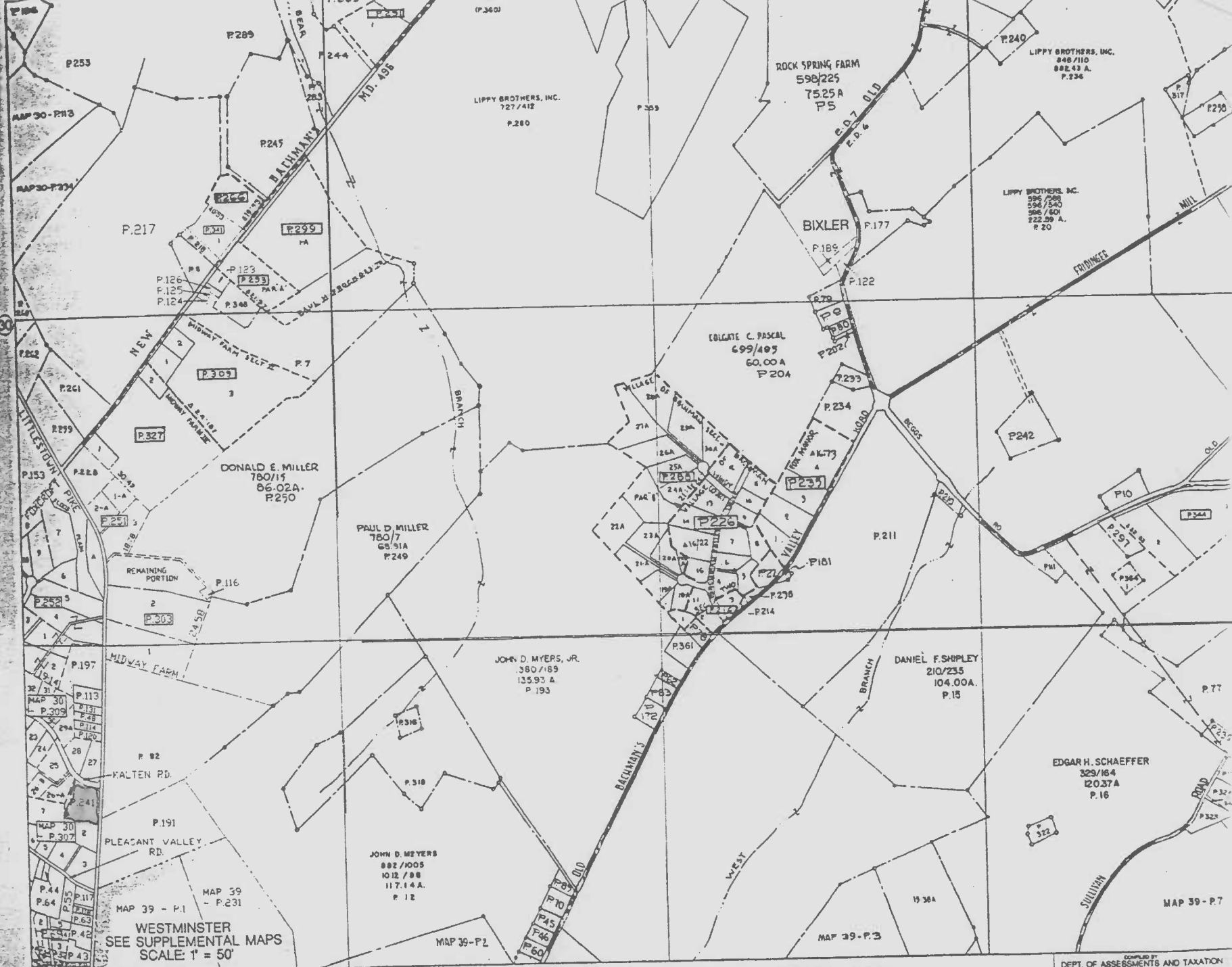
1. Carroll County Government  
55 Court Street  
Westminster MD

#### *Records Consulted:*

Clerk of Court:	Deeds and Mortgages Real Estate Plats
Wills:	Orphan's Court

2. Oral history: Hazel M. Bixler, at 1601 Littlestown Pike, Tuesday May 6, 1997.

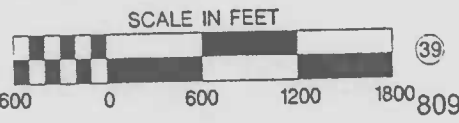
10. Geographical Data: Boundary



216027.6mN  
400025.6mE

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RE TO: DATE: APR '96

Survey Number CARR-1562  
Geiman House (Westminster, MD)

## **Maryland Comprehensive Historic Preservation Plan Data Sheet**

Historic Context:

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

Geographic Organization:

Piedmont

Chronological/Developmental Period Theme (s):

Agricultural-Industrial Transition A.D. 1815-1870

Prehistoric/Historic Period Theme (s):

Agriculture, Architecture

Resource Type:

Category (see Section 3 of survey form):

Site

Historic Environment (urban, suburban, village, or rural):

Rural

Historic Function (s) and Use (s):

Residence, Farm

Known Design Source (write none if unknown):

None

## Looking Back



Photo courtesy of John Anders

This 1898 photo shows the Geiman Farm on Littlestown Pike. From left are Effie Wantz, Mrs. Wantz, unknown, Sue Geiman, Martha Forney, Mollie Starner, unknown, Harry Ditman, Hattie Gorsuch, Elmer Wantz, Alma and Katherine Geiman and Wes Geiman. If you have old photos to share with our readers, please mail them, along with a description of the photo and your name and phone number to Ellen Cornelius, features editor, Carroll County Times, P.O. Box 346, Westminster, MD 21158, or drop them by the office at 201 Railroad Ave., Westminster, between 8 a.m. and 5 p.m. Monday through Friday.



# WESTMINSTER

DISTRICT N<sup>o</sup> 7

Scale 2 1/2 inches to the Mile



Survey Number CARR 1562  
Geiman House  
Westminister, Carroll County  
Illustrated Atlas, 1877  
(Lake, Griffing, and  
Stevenson, p. 11)

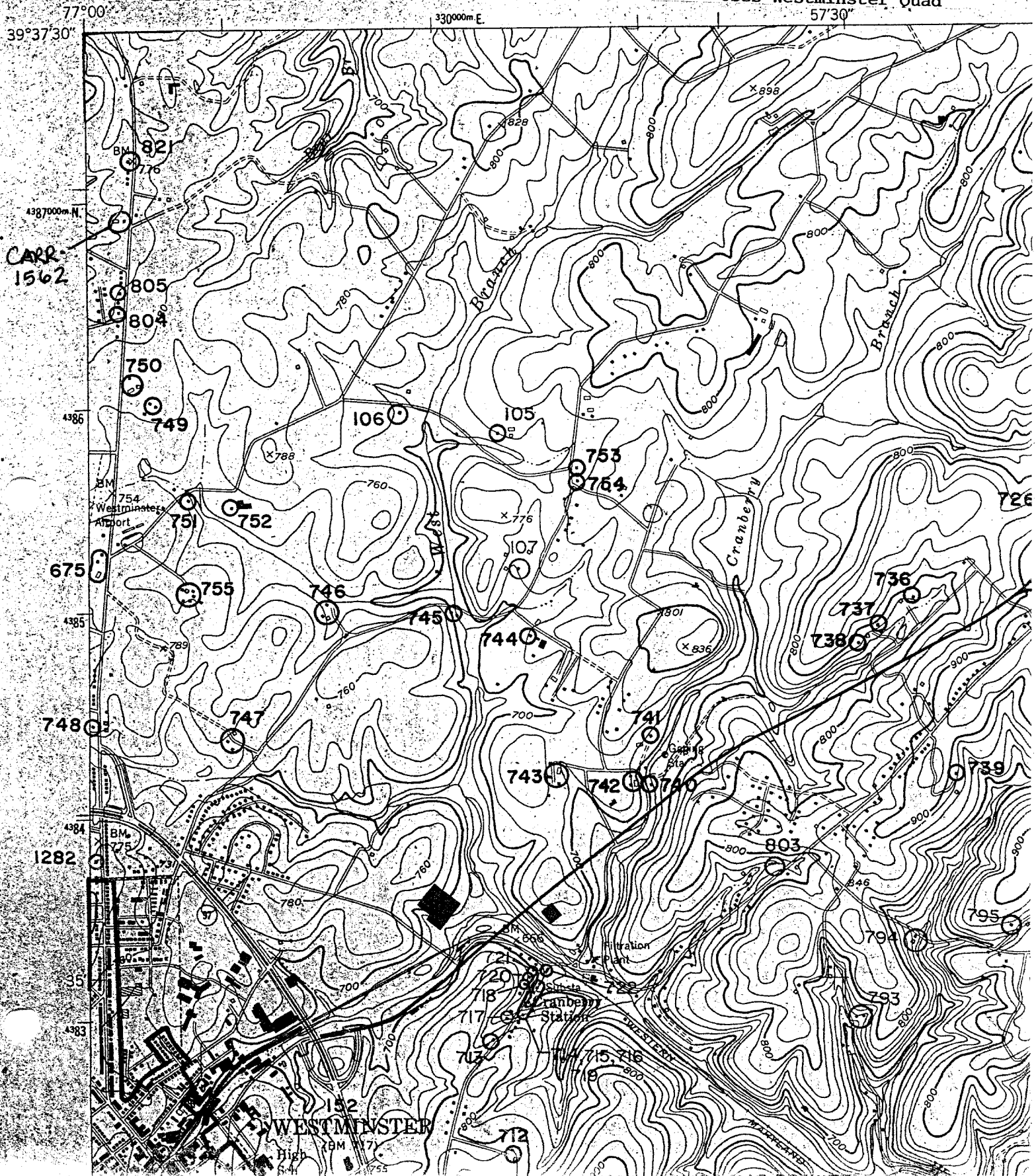


UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

Geiman House

Westminster, MD

USGS Westminster Quad





Aug 4 # 1563

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For 12.00

12.00

12.00 - 12.00 = 0.00

0.00

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907 10 10 10 10



501011 # CAV - 1262

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Qm, 1000

Qm, 1000





Summary: 21/11/12

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Jul. 20 1110

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1112 1113

1114

1115 1116

1117 1118

1119 1120

1121 1122

1123 1124



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John Small way

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Wesley ...

ad. ...







Feb 17, 1967

General House

Q. 1. 1967

Q. 2. 1967

Q. 3. 1967

Q. 4. 1967

Q. 5. 1967

Q. 6. 1967





S. well # 1000 15/10

Green 10/10

Car 10/10

10/10

10/10

10/10

10/10

10/10

10/10

10/10